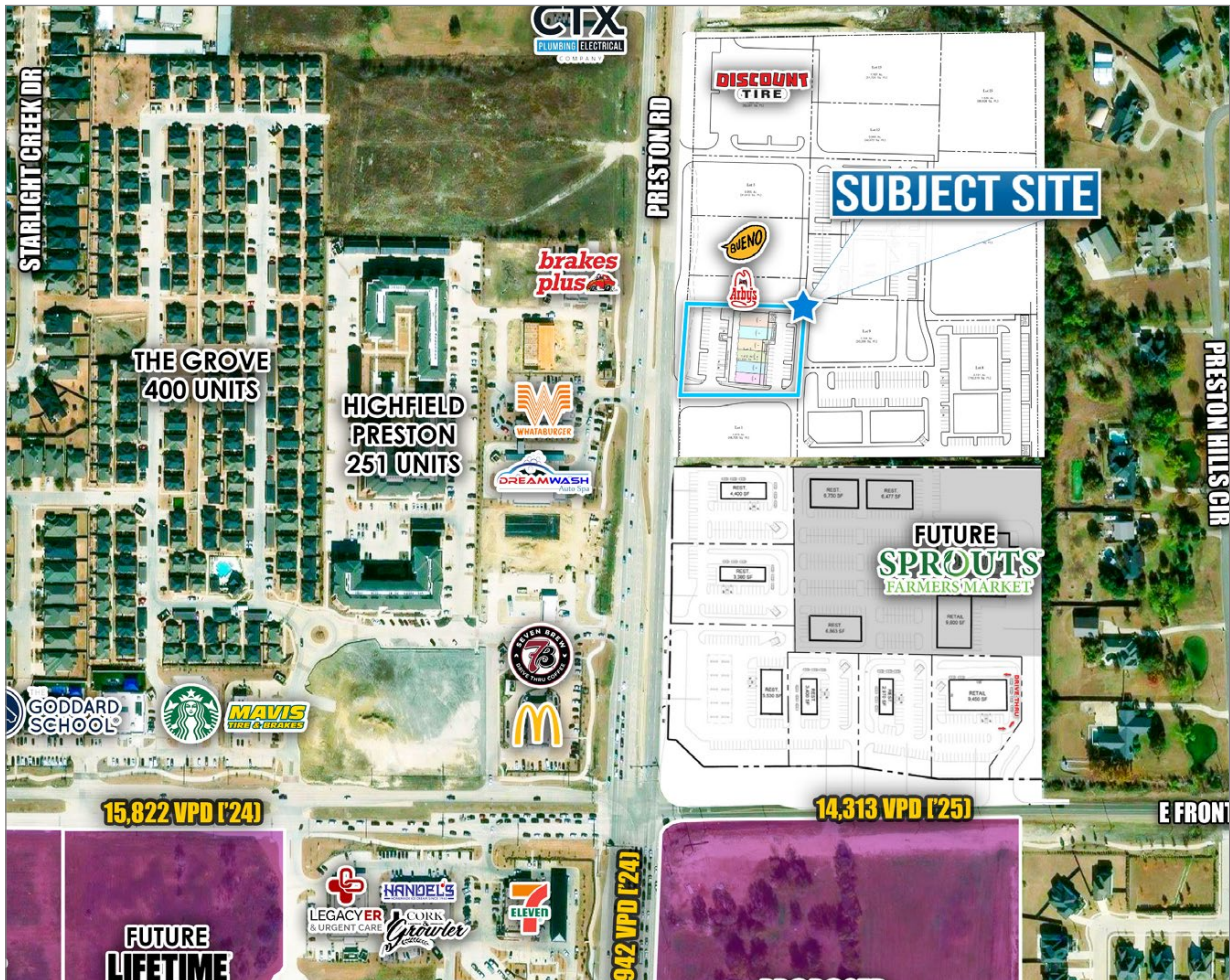


RETAIL SPACE AVAILABLE FOR LEASE

Celina, TX



LOCATION

NEQ Preston Road & Frontier Parkway
Celina, TX 75078

PROPERTY HIGHLIGHTS:

- **Building Size:** +/- 13,606 SF (divisible)
- **Pad Size:** +/- 1.26 AC (divisible)
- Prime hard corner at Preston Road & Frontier Parkway, one of Celina's fastest-growing commercial corridors.
- Located within the path of explosive residential growth in Celina, Prosper, and North Frisco.
- Affluent and rapidly growing customer base with strong household incomes.
- Contact broker for pricing.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,069	69,695	132,414
Daytime Population	7,151	55,021	102,205
Average HH Income	\$197,574	\$204,048	\$191,312

TRAFFIC COUNTS:

Preston Road:	34,053 VPD (2025)
Frontier Pkwy:	14,313 VPD (2025)

CONTACT: **HUNTER BROUS** | 817.454.5366 | HUNTER@FALCONCOMPANIES.COM
TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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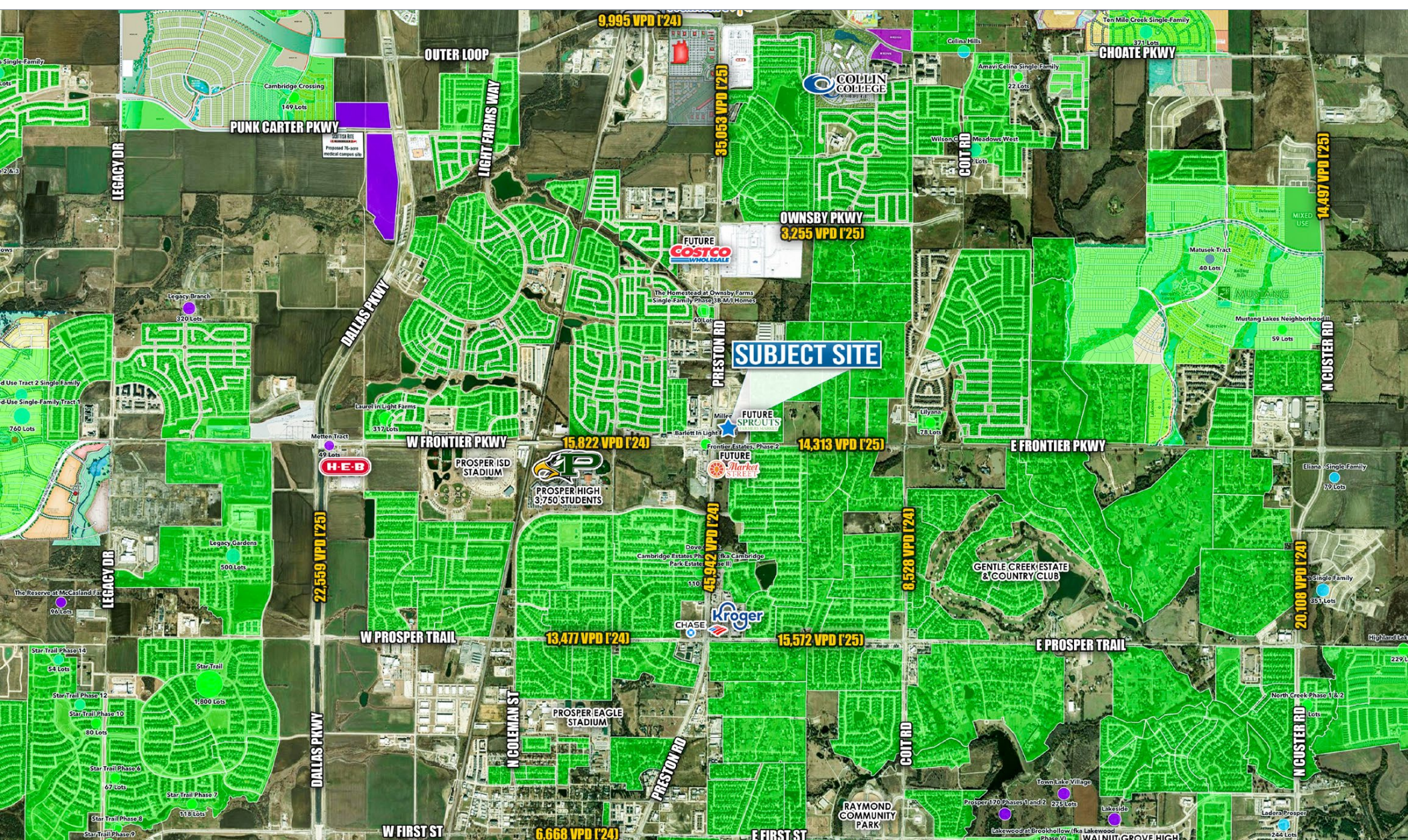
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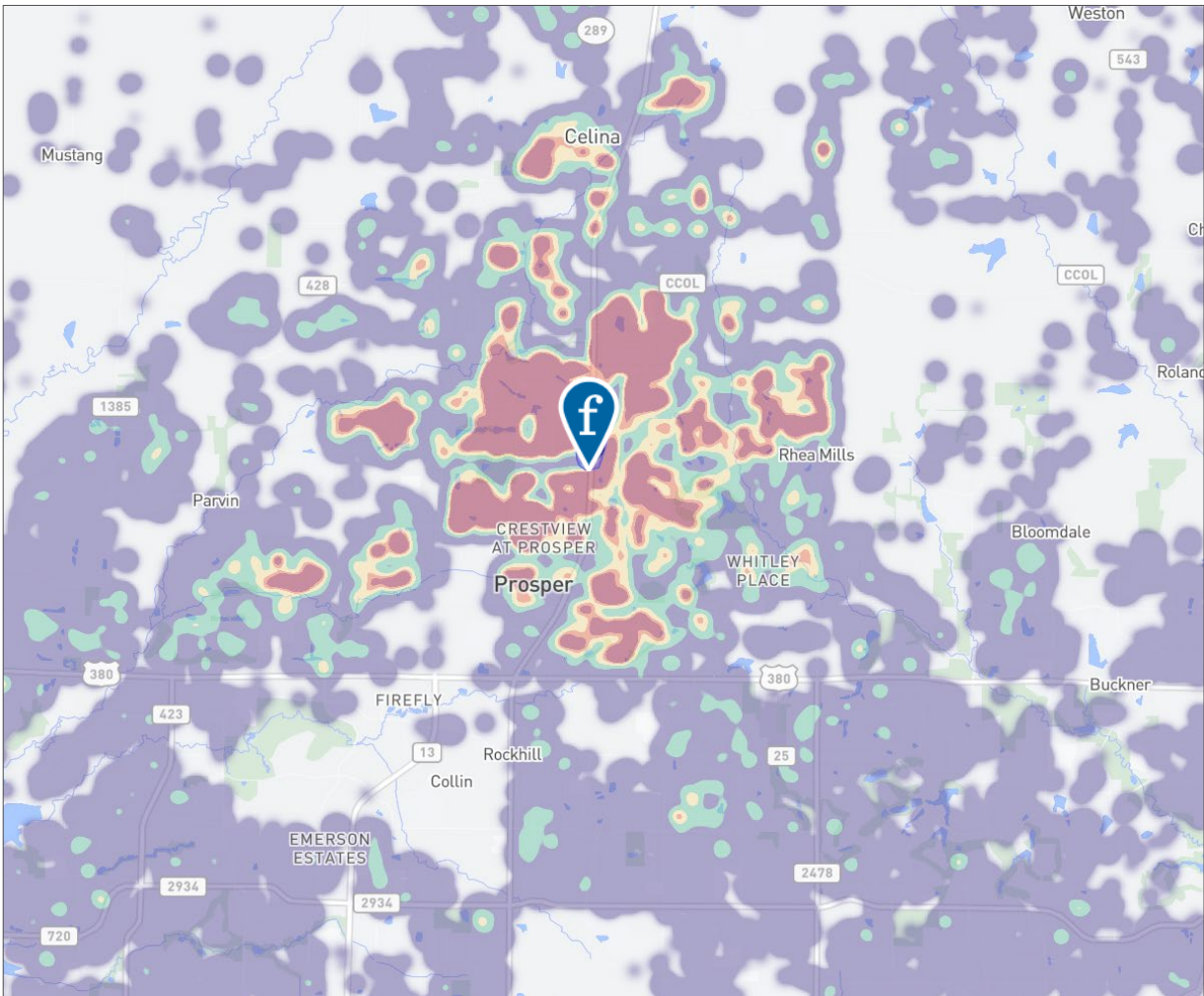
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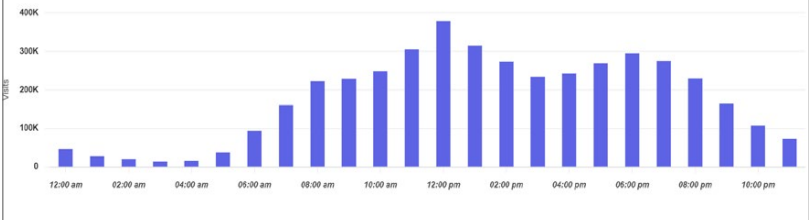
AREA TRAFFIC GENERATOR FOOT TRAFFIC (12 mos: July 2025 to July 2026)

	est. # of Customers	est. # of visits
Preston Corners:	367,600	2,900,000

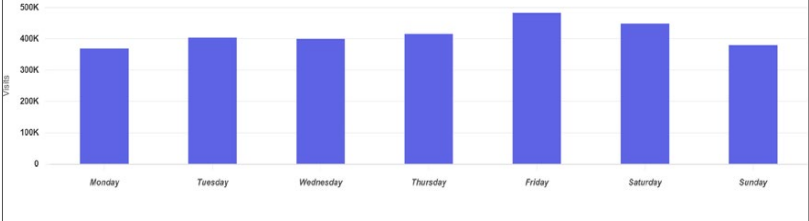
AREA TRAFFIC GENERATORS:

- Preston Corners

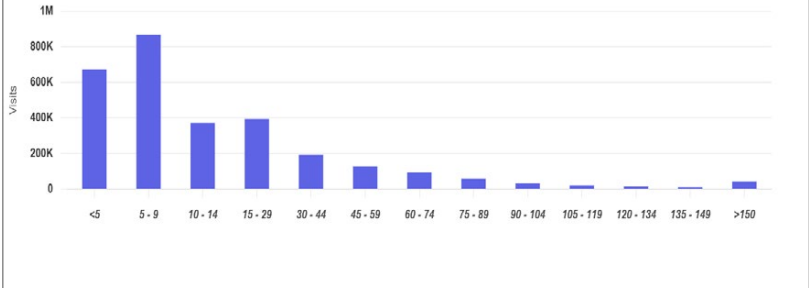
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:



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DEMOGRAPHIC SUMMARY

4442-4486 S Preston Rd, Celina, Texas, 75009

Ring of 3 miles

KEY FACTS



69,695

Population



55,021

Daytime Population



5.65%

'23-'28 Compound
Annual Growth Rate



21,036

Households



\$668,332

Median Home Value



36.2

Median Age

EDUCATION



8%

High School Diploma



13%

Some College



69.39%

Bachelor's Degree or
Graduate Degree

INCOME



\$204,048

Median
Household Income



\$244,271

Average
Household Income



\$74,391

Per Capita
Income



\$1,199,888

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$202,939

Total Annual
Expenditures



\$8,636

2026 Meals at
Restaurants



\$14,329

2026 Meals at
Home



\$62,746

Retail Goods



\$8,453

Entertainment



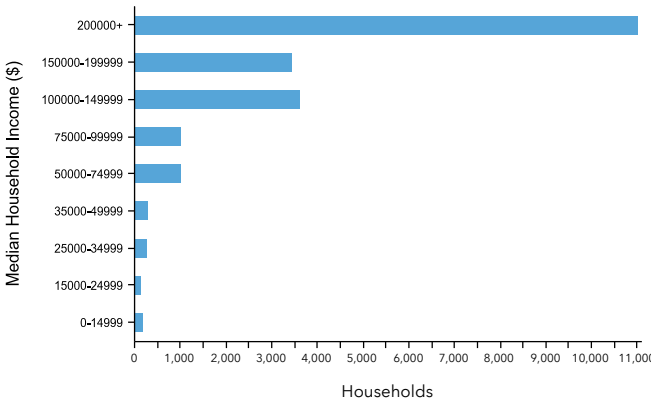
\$2,286

Personal Care



\$14,832

Health Care



BUSINESS



1,215

Total Businesses



8,218

Total Employees



18.36%

Blue Collar
Occupation



81.63%

White Collar
Occupation

Tapestry

Top 3 segments by household count

L2 Professional Pride > 12.4K | 59.1%

H2 Boomburbs > 8,002 | 38.0%

D3 Modern Minds > 597 | 2.8%

Other 0 | 0.0%

[View comparison table](#)

2026 Race and ethnicity (Esri)

The largest group: White Alone (68.81)

The smallest group: Pacific Islander Alone (0.09)

Indicator	Value	Diff		
White Alone	68.81	+20.80		
Black Alone	7.63	-8.21		
American Indian/Alaska Native Alone	0.70	-0.25		
Asian Alone	7.80	-1.03		
Pacific Islander Alone	0.09	-0.04		
Other Race	3.12	-8.93		
Two or More Races	11.85	-2.34		
Hispanic Origin (Any Race)	12.24	-16.91		

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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License No.

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Phone

Buyer / Tenant / Seller / Landlord Initials

Date